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Testimony for the public hearing scheduled on March 1, 2011 regarding

**Raised Bill 467 - AN ACT CONCERNING THE RETURN OF SECURITY DEPOSITS
BY RESIDENTIAL LANDLORDS.**

The **Connecticut Apartment Association (CTAA)** is the state chapter of the National Apartment Association and represents over 26,000 units, the largest number of apartments represented by any association in the state. CTAA members consist of the state's leading property management companies in the multifamily rental housing industry. The association's mission is to provide quality rental housing to residents of Connecticut. Our parent organization, the National Apartment Association, represents more than 6 million apartment homes throughout the United States and Canada.

The Connecticut Apartment Association (CTAA) **opposes** Raised Bill 467 - **AN ACT CONCERNING THE RETURN OF SECURITY DEPOSITS BY RESIDENTIAL LANDLORDS.**

Raised Bill 467 requires property managers to explain the landlord's reason for withholding all or part of a security deposit. Currently under Connecticut General Statute property managers are already required to itemize the nature and amount of their security deposit deductions for a tenant's damage to a unit. The CTAA believes that the proposed Bill is redundant and is therefore unnecessary.

The CTAA **opposes** Raised Bill 467 as it imposes a penalty of triple the amount withheld from a security deposit if a property manager fails to comply with the new language proposed in the Bill. The CTAA believes that due to the vague and redundant nature of the language it may cause property managers to be found as noncompliant when in fact they are compliant by itemizing the reasons for withholding all or portions of a security deposit.

Sincerely,

Brian Lemire
CTAA President Elect